



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

NOTICE OF AVAILABILITY

MITIGATED NEGATIVE DECLARATION FOR PUBLIC REVIEW

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Peacock Ranch Subdivision (PSUB T20051022)

PROJECT DESCRIPTION: Proposed to subdivide 13.39 acres into 8 single-family residential lots ranging from 1.12-2.09 acres

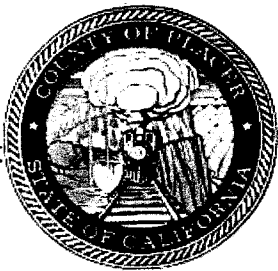
PROJECT LOCATION: Northeast corner of Sierra College Blvd, and Old Auburn Rd at 4343 Old Auburn Rd, Granite Bay, Placer County

PROPONENT: Dunmore Communities, 1115 Orlando Avenue, Roseville, CA 95661, 916-676-1115

The public comment period for this document closes on **July 2, 2007**. A copy of the Mitigated Negative Declaration is available for public review at the Community Development Resource Agency public counter (3091 County Center Drive, Auburn, CA 95603) and at Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified of the upcoming public hearing. Additional information may be obtained by contacting Peg Rein, 530-745-3075, at the Environmental Coordination Services between the hours of 8:00 a.m. and 5:00 p.m.

Newspaper: Roseville Press Tribune

Publish date: Wednesday, June 6, 2007



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NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- ☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- ☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Peacock Ranch Subdivision	Plus# PSUB T20051022
Description: Proposed to subdivide 13.39 acres into 8 single-family residential lots ranging from 1.12-2.09 acres.	
Location: Northeast corner of Sierra College Blvd. and Old Auburn Road at 4343 Old Auburn Road, Granite Bay.	
Project Owner: George & Ruth Dunmore, 4343 Old Auburn Road, Granite Bay, CA 95746	
Project Applicant: Dunmore Communities, 1115 Orlando Avenue, Roseville CA 95661, 916-676-1115	
County Contact Person: Roy Schaefer	530-745-3061

PUBLIC NOTICE

The comment period for this document closes on **July 2, 2007**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter and at the Granite Bay Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

Recorder's Certification

POSTED **05/31/2007**
By John Marin COUNTY CLERK
Deputy Clerk

TENTATIVE SUBDIVISION MAP FOR PEACOCK RANCH COUNTY OF PLACER, CALIFORNIA

LOT 1 OF 3
NOVEMBER 2006
SHEET 1 OF 3

SHEET INDEX
SHEET 1 LOT 1 OF 3
SHEET 2 LOT 2 OF 3
SHEET 3 LOT 3 OF 3

PROJECT INFORMATION
PROPERTY NOTES
ASSESSOR PARCEL NUMBER 466-020-446
RESIDENTIAL
ZONING RES-40 40,000 SQ. FT. MIN.

PROPOSED USES

	ACRES
SINGLE FAMILY LOTS	10.21 ac.
H.O.A. OPEN SPACE PARCELS	2.48 ac.
PRIVATE ROAD (PEACOCK PLACE)	0.70 ac.
TOTAL	13.39 ac.

GENERAL NOTES:
1. THE EXISTING EASEMENT AND/OR EASEMENTS WILL BE AMENDED PURSUANT TO THE ENVIRONMENTAL MANAGEMENT REQUIREMENTS.
2. THIS TENTATIVE MAP IS A GRAPHIC REPRESENTATION OF THE SUBJECT SITE, THE LOCATION OF PROPERTY LINES, AND THE PROPOSED IMPROVEMENTS. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON, AND NO WARRANTY IS MADE BY THE ENGINEER.
3. PARCEL X, PEACOCK RANCH (PEACOCK PLACE) SHALL ALSO BE DEDICATED AS A PUBLIC UTILITY AND ACCESS CORRIDOR.
4. PARCELS A, B, AND C WILL BE OWNED BY THE HOME OWNERS ASSOCIATION.

UTILITY PROVIDERS:
CITY OF ROSEVILLE
PLACER COUNTY
ROSEVILLE TELEPHONE
SUN STEAM

SERVICE PROVIDERS:
SCHOOL DISTRICT
EUREKA UNION SCHOOL DISTRICT
PLACER COUNTY
PLACER COUNTY
PLACER COUNTY

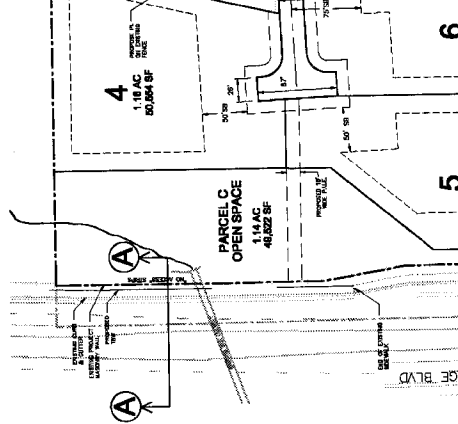
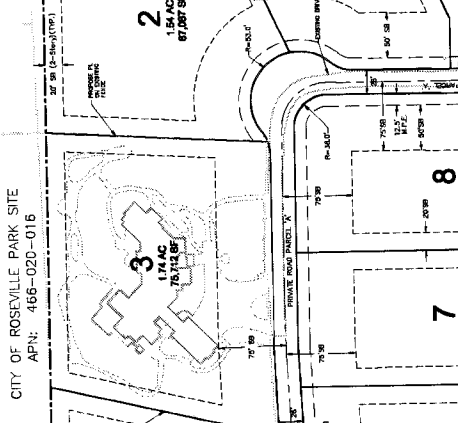
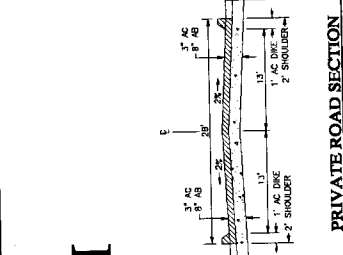
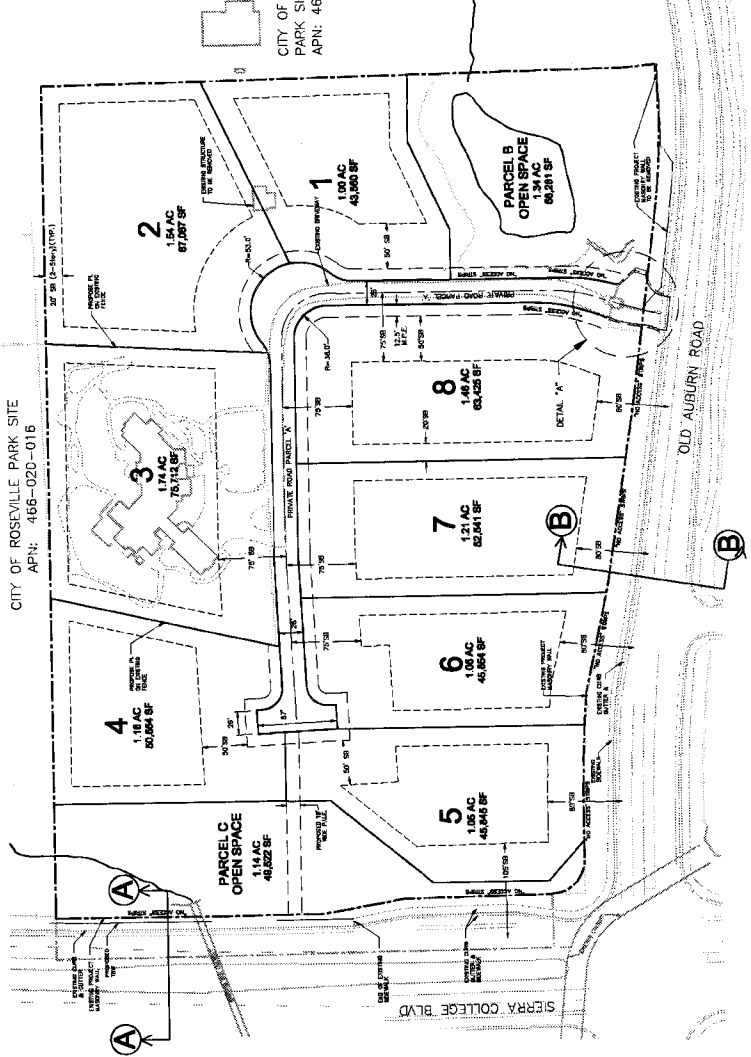
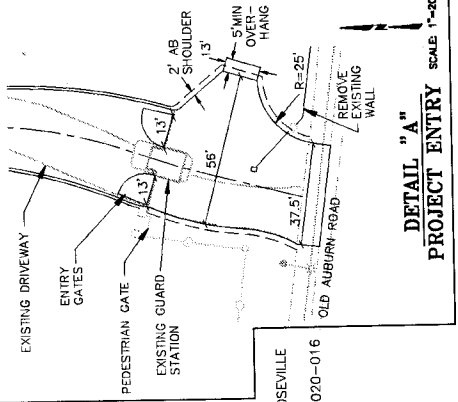
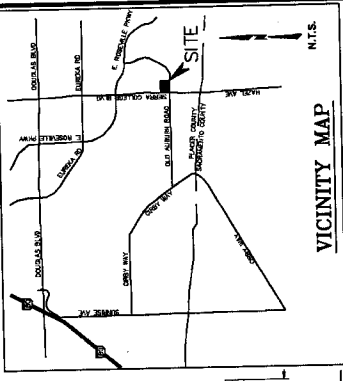
OWNER/DEVELOPER
DUMORE COMMUNITIES
1115 ORLANDO AVENUE
ROSEVILLE, CA 95661
(916) 871-1115
FAX: (916) 876-2870

ENGINEER/PLANNER
UBORA ENGINEERING & PLANNING, INC.
2901 DOUGLAS BOULEVARD, SUITE 285
ROSEVILLE, CA 95661
(916) 780-2500
FAX: (916) 780-6777

LEGEND
PROJECT BOUNDARY
LOT LINES
EASEMENTS
BUILDING SETBACKS

BUILDING SETBACKS
SINGLE FAMILY RESIDENTIAL (SF) ZONE
FRONT - 75' SETBACK FROM CENTERLINE OF TRAVELWAY
OR 50' SETBACK FROM EASEMENTS, WHICHEVER GREATER
SIDE - 20' FROM PROPERTY LINE
REAR - 10' FOR SINGLE STORY, 20' FOR 2 STORY

TENTATIVE MAP STATEMENT
I, HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WITHIN THE CITY AND COUNTY OF PLACER, CALIFORNIA, OF THE PROPOSED IMPROVEMENTS, AND THAT THE INFORMATION HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED PROFESSIONAL ENGINEER AND PLANNER, AND I AM NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON. I AM NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON. I AM NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON.



UBORA
ENGINEERING & PLANNING
2901 DOUGLAS BOULEVARD, SUITE 285
ROSEVILLE, CALIFORNIA 95661
(916) 780-2500

Signature _____ Date _____



COUNTY OF PLACER
Community Development Resource Agency

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3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

Project Title: Peacock Ranch Subdivision	Plus# PSUB T20051022
Entitlements: Subdivision and Variance	
Site Area: 13.39 acres	APN: 466-020-046
Location: 4343 Old Auburn Rd, Granite Bay CA 95746	
Project Description: The project site is located at 4343 Old Auburn Road, on the northeast corner of the intersection of Old Auburn Road and Sierra College Boulevard, in the Granite Bay area. The parcel is 13.4 acres in size and is zoned Residential Single-Family combining Agricultural District with a 40,000 square foot minimum parcel size. The Granite Bay Community Plan designates the site as Rural Low Density Residential with a parcel size ranging from 0.9 to a 2.3 Acre Minimum. The surrounding land uses to the north and east are the "Barn Park" site and to the south and west are residential. The site is bordered by existing roads to the west and south, and primarily oak woodland habitat to the north and east. There is one existing large single-family residence (lot 3) that would remain as constructed, there is also, a solid wall that extends along the southern and western perimeter of the property, and a 7-foot high, solid wall along the south property boundary of lot 3 that would require a Variance to the height limitation allowed within a front setback area of the lot. Roads and structures total 2.4 acres of the site. A large house was constructed in the north, central portion of the site after 2002. A 15 foot wide, asphalt driveway was constructed from Old Auburn Road to provide access to the house. A guard gate was installed at the entrance of the driveway. There is an existing shed approximately 170 feet east of the house. The site supports mixed oak woodlands and grassland dominated by a canopy of blue oak with associated interior live oak, and foothills pine. The arborist report for Peacock Ranch surveyed and tagged 334 trees, 16 protected oak trees are proposed to be removed and 73 trees would be impacted. The developer has agreed to comply with mitigation measures required by the Placer County Planning Department. The dense grassland understory is characterized by brodiaea, rip-gut brome, cut-leaf geranium, and miner's lettuce. Other common species include soft chess, filaree, rat-tail fescue, dog-tail, vetch, wild oats, and clover. The topography consists of	

gently sloping to moderately hilly terrain that drains from north to south. Portions of the site have been altered and disturbed by past excavation or stockpiling.

The site has a total of 0.56 acres of waters and wetlands, including a 0.04 acre of seasonal wetlands, 0.0006 acre of wet swale, 0.04 acre of intermittent channel, and a 0.47 acre pond. Six seasonal wetlands were identified in the project site that range from 30 square feet to 642 square feet in size. A 1,868 square foot intermittent channel bisects the northwest corner of the project site and flows off-site to the southwest via a culvert outlet under Sierra College Boulevard. It connects into a surface tributary that eventually feeds into Linda Creek located to the west and southwest. There is a 273 square foot seasonally wet swale that drains along the western boundary and connects into the channel at the culvert outlet. Also, there is a 20,476 square foot pond located in the southeast corner of the project site. The pond was excavated sometime after May of 2002 as documented by USGS aerial photography used as a base for the delineation map. The pond was constructed within a linear swale feature that historically meandered through the southeast corner of the site. The pond currently supports a small amount of wetland vegetation including cattails, tall flatsedge, smartweed, Fremont cottonwood, and willows.

A variety of special status raptors including Cooper's hawk, sharp-shinned hawk, white-tailed kite, and northern harrier may have a reasonable potential for occurring in the site based on the presence of suitable nesting and / or foraging habitat. There is suitable or potential habitat within the site that may be utilized by a variety of special status animals including California tiger salamander, vernal pool fairy shrimp, western pond turtle, and western spadefoot. Any future impacts to potential habitat for vernal pool fairy shrimp would require formal consultation with and authorization from the Forestry and Wildlife Service.

An historic resources records search and a pedestrian field survey of the project site were conducted. The area has been subject to historic mining and ranching since shortly after the middle of the 19th Century, with these historic land uses affecting both prehistoric and early historic sites and features. No evidence of prehistoric use or presence, and no evidence of demonstrably historic-period mining, refuse disposal, homesteading, ranching or early historic residential use was documented during the pedestrian survey. The negative findings can be explained in part by the extensive disturbance to which most of the property has been subjected, as well as to past (historic) fires that would have destroyed early wooden structures that may once have been present.

The Peacock Ranch project would subdivide the parcel into seven additional lots for a total of 8 lots, and create Parcel A (a private access road), Parcel B (Open Space Lot for an existing pond & detention basin), and Parcel C (Open Space Lot). All of the eight lots would be 40,000 square feet or more in size, and would be in compliance with the applicable Zone District. The total acreage to be developed is 13.4 acres.

The existing private road is proposed to be extended and improved to provide access for the Subdivision. The entire development would utilize standard setbacks (except for the existing solid wall on lot 3) and the developer does not plan on restricting livestock. The proposed Subdivision would be consistent with the surrounding residential neighborhood and the Granite Bay Community Plan.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan / Community Plan	Existing Conditions & Improvements
Site	Residential Single-Family combining Agricultural District, 40,000 square foot parcel	Rural Low Density Residential 0.9-2.3 Acre Minimum	One Single-Family Residence with a private driveway and gate
North	City of Roseville	South East Roseville Specific Plan	Barn Park
South	City of Roseville	City of Roseville	Residential Subdivision
East	City of Roseville	South East Roseville Specific Plan	Barn Park
West	Residential Single-Family combining Agricultural District, 100,000 square foot parcel	Rural Residential 2.3-4.6 Acre Minimum	Residential

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15183 states that “projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site.” Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It can also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference can occur:

- ➔ County-wide General Plan EIR
- ➔ Granite Bay Community Plan EIR

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including “No Impact” answers.
- b) “Less Than Significant Impact” applies where the project’s impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) “Less Than Significant with Mitigation Measures” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)			X	
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion- All Items:

An eight-lot subdivision with the potential to add seven new single-family residences (where one single-family residence currently exists), would not have an adverse effect on scenic vistas or resources, would not substantially degrade the visual character of the site or surrounding area, nor would it create a new source of substantial light or glare during the day or nighttime. No mitigation measures are required.

II. AGRICULTURAL RESOURCE – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion- All Items:

The project area has been subject to historic mining and ranching since shortly after the middle of the 19th Century. The site currently supports mixed oak woodlands and grassland dominated by a canopy of blue oak with associated interior live oak, and foothills pine. No restrictions on agricultural uses are proposed by the developer. The allowable land uses and the land use zone district would remain the same.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)			X	
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)			X	
5. Create objectionable odors affecting a substantial number of people? (APCD)			X	

Discussion- Item III-1:

The project will not conflict with the Air Quality Plan.

Discussion- Item III-2:

This project is located in the Sacramento Valley Air Basin portion of Placer County. This area is non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. The project will contribute to cumulative air quality impacts occurring within the region

The short-term construction and long-term operational related air pollutant emissions results primarily from construction grading, diesel-powered construction equipment, trucks hauling building supplies, customer vehicle exhaust, and landscape maintenance equipment. Based upon the model results, these emissions would be below the Districts thresholds; however, the project will contribute to the cumulative air quality emissions in the region.

The District has identified the mitigation measures that can be implemented by the project to ensure the short-term construction impacts, long-term operational impacts, and contribution to cumulative air quality impacts will remain below the significant level by implementing the following mitigation measures:

Mitigation Measures- Item III-2:MM III.1**Construction:**

- Construction equipment exhaust emissions shall not exceed District Rule 202 *Visible Emission* limitations.
- No open burning of removed vegetation during infrastructure improvements. Vegetative material should be chipped or delivered to waste to energy facilities.
- Apply water to control dust as needed to prevent dust impacts offsite. Wet broom or wash streets if silt/dirt is carried over to adjacent public roadways.
- Minimize idling time to 5 minutes for all diesel-powered equipments.
- Suspend all grading operations when fugitive dusts exceed *District Rule 228 Fugitive Dust* limitations.
- Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less.
- The applicant shall use existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. If diesel powered generators greater than 50 horsepower are going to be used, a District Permit to Operate is required.
- Use California diesel fuel for mobile and stationary construction equipment.
- Install low nitrogen oxides (NOx) emission hot-water heater.
- Use of low VOC coatings per District Rule 218 *Architectural Coatings*.
- Encourage the use of natural gas fireplaces. If wood burning devices are used they must be EPA Phase II certified. The PM emission potential from each residence shall not exceed 7.5 grams per hour.

Discussion- Item III-3:

Air pollutants can adversely affect sensitive receptors like children and senior citizens. This project is not expected to adversely impact sensitive receptors due to this project's emissions being below the District's significant thresholds. The impacts to the sensitive groups would be less than significant. No mitigation measures are required.

Discussion- Item III-4:

Buildout of the project would generate additional traffic volumes within the surrounding area. These additional traffic volumes will add to traffic volumes at area intersections and have the potential to increase localized carbon monoxide levels. However, due to the size of the project and minimal vehicle trips generated by the project the impact would be less than significant. No mitigation measures are required.

Discussion- Item III-5:

The project is not expected to generate any unusual odors due to the nature of the project. The impacts in creating objectionable odors would be less than significant. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)		X		
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)			X	

Discussion- Items IV-1,2,4,5,6:

The site has a total of 0.56 acres of waters and wetlands, including a 0.04 acre of seasonal wetlands, 0.0006 acre of wet swale, 0.04 acre of intermittent channel, and a 0.47 acre pond. Six seasonal wetlands were identified in the project site that range from 30 square feet to 642 square feet in size. A 1,868 square foot intermittent channel bisects the northwest corner of the project site and flows off-site to the southwest via a culvert outlet under Sierra College Boulevard. It connects into a surface tributary that eventually feeds into Linda Creek located to the west and southwest. There is a 273 square foot seasonally wet swale that drains along the western boundary and connects into the channel at the culvert outlet. Also, there is a 20,476 square foot pond located in the southeast corner of the project site. The pond was excavated sometime after May of 2002 as documented by USGS aerial photography used as a base for the delineation map. The pond was constructed within a linear swale feature that historically meandered through the southeast corner of the site. The pond currently supports a small amount of wetland vegetation including cattails, tall flatsedge, smartweed, Fremont cottonwood, and willows.

A variety of special status raptors including Cooper's hawk, sharp-shinned hawk, white-tailed kite, and northern harrier may have a reasonable potential for occurring in the site based on the presence of suitable nesting and/or foraging habitat. There is suitable or potential habitat within the site that may be utilized by a variety of special status animals including California tiger salamander, vernal pool fairy shrimp, western pond turtle, and western spadefoot.

Mitigation Measures- Items VI-1,2,4,5,6:

MM VI.1 The intermittent channel, wet swale, and pond all drain off-site via culvert outlets that connect into surface tributaries that eventually drain into Linda Creek to the southwest. Based on this, they are regulated by the Corps of Engineers under jurisdiction of Section 404 of the Clean Water Act. The Tentative Map for the Subdivision shows Parcel B and C as Open Space areas that would permanently preserve the channel, wet swale and pond.

A mitigation measure would be added to the conditions of approval to address the special status raptors and the presence of suitable nesting and/or foraging habitat at the project site. If proposed future development of the site occurs during the raptor nesting season from February to August, a pre-construction raptor nesting survey shall be completed within two weeks of the start of project construction. A mitigation measure would also, require any future impacts to potential habitat for vernal pool fairy shrimp, including the six seasonal wetlands, would require formal consultation with and authorization from the Forestry and Wildlife Service.

Discussion- Items IV-3,7:

The site supports mixed oak woodlands and grassland dominated by a canopy of blue oak with associated interior live oak, and foothills pine. The arborist report for Peacock Ranch surveyed and tagged 334 trees, 16 protected oak trees are proposed to be removed and 73 trees would be impacted.

Mitigation Measures- Items VI-3,7:

MM VI.2 The applicant shall mitigate the loss of the oak trees through one of the following options: a) Submit payment of fees as mitigation for the tree removal/impacts resulting from development activities on the site. Consistent with Chapter 12.16.080 (C) [Placer County Tree Preservation Ordinance – Replacement Programs and Penalties], the applicant may submit to Placer County the current market value of the trees to be removed, including the cost of installation, into the Tree Preservation Fund. The market value of these oaks will be established by a Certified Arborist, Registered Professional Forester or Registered Landscape Architect contracted by the applicant for this purpose, subject to verification by staff. The appropriate method of determination of the replacement value shall be to provide a list of all trees that will be removed or impacted, detailing the size, location, health and replacement value of each tree or b) the applicant shall mitigate for the loss of oak trees through one, or a combination of the following:

- Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 12.16.080 (C) Placer County Tree Preservation Ordinance – Replacement Programs and Penalties. These fees shall be calculated based upon the current market value for similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity.
- Purchase offsite conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio.
- Provide for a combination of payment to the Tree Preservation Fund and creation of an off site Oak Preservation Easement.
- Plant and maintain an appropriate number of trees in restoration of an approved former oak woodland (tree planting is limited to half the mitigation requirement).
- Single trunk trees within the project impact area that are greater than 24 inches dbh shall be mitigated for at an inch for inch basis. Multi-stemmed trees with trunks less than 12 inches dbh shall not be included in this calculation.

With the implementation of this mitigation measure, impacts to oak woodlands will be less than significant.

Discussion- Item IV-8:

The Peacock Ranch Subdivision does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. No mitigation measures are required.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)				X
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)				X
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)				X

Discussion- All Items:

The project site does not contain any historical, paleontological or cultural resources. The area has been subject to historic mining and ranching since shortly after the middle of the 19th Century, with these historic land uses affecting both prehistoric and early historic sites and features. No evidence of prehistoric use or presence, and no evidence of demonstrably historic-period mining, refuse disposal, homesteading, ranching or early historic residential use was documented during the pedestrian survey.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)		X		
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		

7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				X
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD)				X

Discussion- Items VI-1,7,8,9:

Based on the preliminary Geotechnical Investigation dated February 4, 2004 for the Peacock Ranch Subdivision there are no soil settlement, landslides, slumps, faults, steep areas, rock falls, mud flows, avalanches or other natural hazards that have been observed on this property. The project will be conditioned to submit to ESD, for review and approval, a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer.

Discussion- Items VI-2,3,4:

The applicant proposes to develop 13.39 acres, located on the corner of Old Auburn Road and Sierra College Boulevard into eight (8) single-family residential parcels ranging in size from 1.00 acre to 1.74 acres, a private road and two open space parcels totaling 2.48 acres. The project is proposing that each individual lot will be custom graded to fit the needs of the proposed home site. There is an existing residence which is located on proposed Parcel 3 with an existing private driveway. The subdivision road will follow the alignment of the existing driveway and will be improved to two 13' lanes with 1' AC dikes and 2' shoulders. The project lies within the Dry Creek watershed and is in the Linda Creek zone of the "Dry Creek Watershed Flood Control Plan" dated April 1992. Two drainage tributaries to Linda Creek traverse through the northwest (open space Parcel C) and southeast (open space Parcel B) corners of the project. These areas will remain undisturbed by the project. Grading activities will be associated with the excavation/compaction for the private on-site road including a hammerhead turnaround at the terminus of the private road, the eventual building foundation pad grading for 7 additional single family residential lots, and site utilities. Grading activities will also be associated with the grading proposed in the southeast corner of the property including off-site grading on the landscape strip owned by the Johnson Ranch Management Company between the property boundary and Old Auburn Road. This is required in order for the project to obtain the required line of sight for traffic safely exiting the project onto Old Auburn Road. To construct the improvements proposed, potentially significant disruption of soils on-site could occur. The project grading is expected to require approximately 650 cubic yards of fill and 150 cubic yards of cut for a balance of 500 cubic yards of additional fill required. The project proposes soil cuts/fills of approximately 3.5 feet maximum with all resulting finished grades to be no steeper than 3:1. The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, and compaction of the soil can be mitigated to a less than significant level by implementing the following mitigations measures:

Mitigation Measures- Items VI-2,3,4:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. Prior to plan approval, all applicable recording and reproduction costs shall be paid. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

MM VI.2 All proposed grading, drainage improvements, vegetation, tree impacts and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Section 15.48,

Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. The applicant shall pay plan check fees and inspection fees. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and any required temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

All facilities and/or easements dedicated or offered for dedication to Placer County or to other public agencies which encroach on the project site or within any area to be disturbed by the project construction shall be accurately located on the Improvement Plans. The intent of this requirement is to allow review by concerned agencies of any work that may affect their facilities.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Any work affecting facilities maintained by, or easements dedicated or offered for dedication, to Placer County or other public agency may require the submittal and review of appropriate Improvement Plans by ESD or the other agency.

MM VI.3 Submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- Structural foundations, including retaining wall design (if applicable)
- Grading practices
- Erosion/winterization
- Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

MM VI.4 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

Discussion- Items VI-5,6:

This project proposal would result in the construction of 7 additional residential single family lots with associated infrastructure including roads, sewer, drainage, and water. The disruption of soils on this property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long-term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. It is primarily the shaping of building pads, grading for roadways, and trenching for utilities that are responsible for accelerating erosion and degrading water quality. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on and off the

site. The proposed project's impacts associated with soil erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.4

MM VI.5 Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development/Redevelopment (and/or other similar source as approved by the Engineering and Surveying Department). Construction (Temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), diversion swales, dust control measures, limit soil disturbance, revegetation techniques, silt sack with built-in filter flow, gravel bag placement, and concrete washout areas.

MM VI.6 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)		X		
9. Expose people to existing sources of potential health hazards? (EHS)			X	

Discussion- Item VII-1:

This project will not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials.

Discussion- Item VII-2:

The use of hazardous substances during normal construction and residential activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion- Item VII-3:

The project will not emit hazardous emissions.

Discussion- Items VII-4,9:

A Phase 1 Environmental Site Assessment was conducted on this project site, consisting of a records search and related review. The Phase 1 Environmental Site Assessment did not identify any past uses known to be associated with human health hazards. As such, the exposure of people to existing sources of potential health hazards is considered to be less than significant. No mitigation measures are required.

Discussion- Items VII-5,6,7:

The project site is not located within an airport land use plan, or within the vicinity of a private airstrip. The site is not adjacent to wildlands. No mitigation measures are required.

Discussion- Item VII-8:

Common problems associated with overwatering of landscaping and residential irrigation have the potential to breed mosquitoes. As a condition of this project, it is recommended that drip irrigation be used for landscaping areas. Additionally, the project description includes a pond on the property which has the potential to breed mosquitoes. This is a potentially significant impact which will be mitigated by the implementation of the following mitigation measure:

Mitigation Measures- Item VII-8:

MM VII.1 The project proponent agrees to abide by a mosquito abatement program with the Mosquito Abatement District. The project will be conditioned to allow the Mosquito Abatement District to review the Improvement Plans.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)			X	
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)		X		
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		

7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)		X		
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)		X		
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)		X		
11. Alter the direction or rate of flow of groundwater? (EHS)			X	
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)			X	

Discussion- Items VIII-1,2,11:

The project proposes the use of public treated surface water supplies, so there are no direct impacts to groundwater quantity or direction due to well withdrawals. However, the introduction of residential uses and impervious surfaces can have indirect groundwater recharge capability impacts in some areas. The soil types in the project area are not conducive to recharge, except perhaps along major drainage ways. As this project does not involve disturbance of major drainage ways, impacts related to groundwater recharge are considered less than significant. No mitigation measures are required.

Discussion- Items VIII-3,4:

The proposed project will increase impervious surfaces including on site roads, driveways, and buildings, which typically increases the stormwater runoff amount and volume. These increases in impervious surfaces have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The project lies within the Dry Creek Watershed and is in the Linda Creek zone of the "Dry Creek Watershed Flood Control Plan" (DCP) dated April 1992. Two drainage tributaries to Linda Creek traverse through the northwest (open space Parcel C) and southeast (open space Parcel B) corners of the project. The DCP requires local and regional stormwater detention depending on the location within the Dry Creek Watershed. The project is located within an area where local detention is recommended to mitigate the potential for downstream flooding. Since both of the projects discharge locations converge into a Linda Creek tributary within 200 feet downstream of the project, the existing detention pond located on Parcel B will be used to detain storm flows to meet the Placer County Stormwater Management Manual (SWM). No detention is proposed on the Sierra College Boulevard watershed (Parcel C). The pond outfall control structure will be modified, as necessary, to detain within the pond to the projects increase flows, including the un-detained flows in the Sierra College Boulevard watershed. The impacts associated with increases in runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VIII-3,4:

MM VIII.1 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM VIII.2 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$231 per single-family residence, payable to the

Engineering and Surveying Department (ESD) prior to each Building Permit issuance. When and if additional entitlements or Building Permits are sought for each parcel that property will become subject to this Ordinance requirement. The actual fee shall be that in effect at the time payment occurs.

MM VIII.3 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, each applicant shall cause each subject parcel to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$89 per single-family residence.

MM VIII.4 Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall be in compliance with applicable stormwater quality standards, to the satisfaction of the Engineering and Surveying Department (ESD). These facilities shall be constructed with subdivision improvements and easements provided as required by ESD. Maintenance of these facilities shall be provided by the homeowners' association.

Discussion- Items VIII-5,6:

The construction of the proposed improvements also has the potential to degrade water quality and adversely affect Linda Creek. Potential water quality impacts are present both during project construction and post-project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact can be reduced to less than significant levels. In the post-development condition, this residential development has the potential to introduce stormwater contaminants such as sediment, nutrients, toxic materials, oil and grease, floatable materials, metals, fertilizers, pesticides, building products, construction waste, detergents, chemicals, paints and solvents, and trash. Activities that could potentially contribute to stormwater pollution are car washing, yard fertilizing and irrigation, household products storage, pets, and refuse collection areas. The proposed development has the potential to result in the generation of new dry-weather runoff containing these types of urban pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. Staff considers these water quality impacts to be potentially significant unless mitigation is incorporated. The project's potential impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VIII-5,6:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.5

Refer to text in MM VI.6

Refer to text in MM VIII.1

MM VIII.5 Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (i.e. sediment, oil/grease, etc.), as approved by the Engineering and Surveying Department. With the Improvement Plans, the applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from this project. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM VIII.6 Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the Engineering and Surveying Department (ESD) and DRC: An Irrevocable Offer of Dedication for an easement as required for access to, and protection and maintenance of, the post-construction stormwater quality treatment facilities. Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.

MM VIII.7 This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate

(minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

Discussion- Item VIII-7:

The project will not substantially degrade ground water quality.

Discussion- Items VIII-8,9,10:

The preliminary drainage report identifies the 100-year floodplain of the drainageway and the proposed parcel configuration. The 100-year floodplains are located within Open Space Parcels B and C. Grading is not impacted by, nor adversely impacts, the existing floodplain. The post project flows identified in the report indicated there will be no encroachments into the 100-year floodplain. The 100-year floodplain could potentially impact future residential structures on Parcels 4 and 5. The proposed project's impacts associated with increases in runoff and 100-year floodplain impacts will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VIII-8,9,10:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VIII.1

MM VIII.8 Show the limits of the future, unmitigated, fully developed, 100-year flood plain based on future (build out) peak flow rates through the project site on the Improvement Plans and Informational Sheet(s) filed with the Final Map(s) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.

MM VIII.9 Show finished house pad elevations 2' above the 100-year flood plain line (or finished floor 3' above) for Parcels 4 and 5 on the Improvement Plans and Informational Sheet filed with the Final Map. Pad elevations shall be certified by the project engineer on "As-Built" plans submitted to the Engineering and Surveying Department following project construction. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet to the satisfaction of DRC.

Discussion- Items VIII-12:

The project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used which would reduce the impact to the watershed of Folsom Lake. No mitigation measures are required.

IX. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X

7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- All Items:

The project would not divide or disrupt an established community, nor have a significant impact on a low-income or minority community. The proposed project would not result in an alteration of the present or planned land use. The Zone District and the Granite Bay Community Plan designation would remain the same as currently exists for the project site. The proposed land use is compatible with the adjacent land uses and is consistent with the goals and policies of the Granite Bay Community Plan. The density would not increase beyond that allowed under the current zoning designation. The lot design and improvements would minimize impacts to project areas by minimizing grading and utilizing one main access road (Parcel A) with individual driveways for each lot.

X. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- All Items:

Approval of the proposed eight-lot subdivision would not result in any negative impacts to mineral resources.

XI. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (EHS)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)		X		
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X

Discussion- Items XI-1,3:

Construction of the project, through build-out, will increase ambient noise levels. Adjacent residents may be negatively impacted. This impact is considered to be temporary and less than significant. A condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise. No mitigation measures are required.

Discussion- Item XI-2:

Transportation noise from Sierra College Boulevard has the potential to negatively impact this project. This is a potentially significant event which will be reduced with the following mitigation measure:

Mitigation Measures- Item XI-2:

MM XI.1 An Environmental Noise Analysis (ENA) was conducted by Bollard Acoustical Consultants on March 27, 2006. The ENA requires the project to provide air conditioning to the new lots to allow the occupants to close doors and windows to achieve acoustical isolation. Additionally, the project proponent relotted the subdivision to include an open space lot between lots 4 & 5. This allowed the affected lots #4 & 5, to meet the Granite Bay Community Plan noise standards. The change in the lotting of the proposed subdivision and the air conditioning requirement will reduce the hazard of increased ambient noise levels to less than significant.

Discussion- Item XI-4:

The project is not located within an airport land use plan.

Discussion- Item XI-5:

The project is not located within the vicinity of a private airstrip.

XII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- All Items:

The project would not induce substantial population growth in the area, either directly or indirectly. Only seven, new single-family residences would be constructed on the 13.4-acre project site, providing the Peacock Ranch Subdivision obtains approval from the Placer County Planning Commission. No mitigation measures are required.

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)			X	
2. Sheriff protection? (EHS, ESD, PLN)			X	

3. Schools? (EHS, ESD, PLN)			X	
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)			X	
5. Other governmental services? (EHS, ESD, PLN)			X	

Discussion- All Items:

The proposed project is consistent with the Zoning Ordinance, the General Plan and the Granite Bay Community Plan. The project development would result in only a negligible additional demand on the need for public services, with the addition of seven new single-family residences. No mitigation measures are required.

XIV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)		X		
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)		X		

Discussion- Items XIV-1,2:

The proposed project would have an impact on park and recreation facilities for the Granite Bay Community Plan area. With the incorporation of the following mitigation measure, the impact would be reduced to a less than significant level.

Mitigation Measures- Item XIV-1,2:

MM XIV.1 The applicant shall pay Park fees per the County Ordinance and as required by the Department of Facility Services.

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)				X
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
4. Inadequate emergency access or access to nearby uses? (ESD)				X

5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				X

Discussion- Item XV-1:

This project proposal would result in the construction of seven residential single family lots. The proposed project will generate approximately 14 additional PM peak hour trips. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions, however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees (currently estimated to be \$5,760 per single family dwelling) to fund the CIP for area roadway improvements. The proposed project's impacts associated with increases in traffic can be reduced to a less than significant level by implementing the following mitigations measures:

Mitigation Measures- Item XV-1:

MM XV.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

- County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- South Placer Regional Transportation Authority (SPRTA)
- Placer County/City of Roseville Joint Fee

The current total combined estimated fee is \$5,760 per single-family residence. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XV-2:

This project proposal would result in the creation of seven additional residential single-family lots. The level of service standard established by the county general plan and/or community plan for roads affected by project traffic will not be exceeded.

Discussion- Item XV-3:

The proposed access to the project will be from Old Auburn Road located at the existing encroachment of the private driveway to the existing residence. The encroachment is within the City of Roseville's jurisdictional boundary. The existing driveway location does not meet the requirements for safe sight distance without modification to the sight distance corridor. The project proposes to remove the existing wall located to the east of the encroachment and proposes to grade the landscape strip owned by the Johnson Ranch Management Company. This will allow the safe sight distance requirement. The project will obtain an Encroachment Permit from the City of Roseville for frontage improvements on Old Auburn and for any work proposed within the City of Roseville right-of-way. A copy of said Permit shall be provided to the ESD prior to the approval of the Improvement Plans. The project will provide right-of-way dedications to the City, as required, to accommodate existing and future highway improvements. The Improvement Plans shall be signed by a representative of the City of Roseville prior to approval by Placer County.

Additionally the proposed access to the project is located between lots 1 and 8. There are potential conflicts created by traffic accessing these lots which will be avoided if "no access" strips are implemented. The project also proposes to provide "no access" strips along Sierra College Boulevard and Old Auburn Road in order to avoid potential conflicts with traffic on Sierra College Boulevard and Old Auburn Road. The project will show on Improvement Plans and Informational Sheets files with the Final Map "no access" strips along Sierra College Boulevard and Old Auburn Road, and on Lots 1 and 8 where they front the unnamed north-east subdivision road, within a minimum of 50 feet along the subdivision road as measured from the entrance return.

The proposed intersection with Old Auburn Road to be constructed as part of the on-site road improvements will meet a County standard design with tapers allowing for safe turning movements into and out of the site, the changes to the wall and landscaping, and the provision of “no access” strips will not cause significant environmental effects and therefore, this is a less than significant impact. No mitigation measures are required.

Discussion- Item XV-4:

The proposed private road exceeds the maximum length for a dead-end roadway as specified by fire safe standards, however, an emergency vehicle hammerhead for turn around at the end of the road is proposed that meets the servicing fire district's requirements. The fire district will have 24-hour access through the gated entry via remote control per the fire districts requirements.

Discussion- Item XV-5:

The eight-lot subdivision would provide adequately for on-site parking.

Discussion- Item XV-6:

The proposed project will not cause hazards or barriers to pedestrians or bicyclists.

Discussion- Item XV-7:

The proposed project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation.

Discussion- Item XV-8:

This eight lot residential subdivision project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (EHS)			X	
8. Comply with federal, state, and local statues and regulations related to solid waste? (EHS)			X	

Discussion- Item XVI-1:

Wastewater for this project will be treated by the City of Roseville as part of the South Placer Wastewater Authority Agreement. The Plant is currently in compliance with the requirements of the Central Valley Regional Water Quality Control Board and will not require expansion as a result of this project.

Discussion- Item XVI-2:

Wastewater transmission infrastructure exists to convey the wastewater from this project to the treatment plant, however, the developer will be responsible for extending new lines onto the site in order to serve the project. New sewer infrastructure will be required to be constructed to Placer County standards and satisfy the requirements as stated in the Will Serve Requirements Letter dated April 11, 2006. Approval of the improvement plans will be required by the City of Roseville for the connection to the City's transmission system. The Improvement Plans shall be signed by a representative of the City of Roseville prior to approval by Placer County. The construction of on-site sewer will not cause significant environmental effects and therefore, this is a less than significant impact. No mitigation measures are required.

Discussion- Item XVI-3:

The project will not require the construction of new on-site sewage disposal systems as it is served by a public sewer system.

Discussion- Item XVI-4:

Storm drain inlets, quality treatment structures and storm water drain piping are proposed within the proposed private roadway. These storm drainage facilities are intended to convey, treat and discharge stormwater back to the original watershed locations. The project will utilize the existing detention pond on Parcel B and the existing box culvert under Sierra College Boulevard, located at the westerly boundary of the project on Parcel C. The construction of on-site storm drain facilities will not cause significant environmental effects and therefore, this is a less than significant impact. No mitigation measures are required.

Discussion- Items XVI-5,6,7,8:

The agencies charged with providing treated water and sewer services have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
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<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input checked="" type="checkbox"/> City of Roseville_____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Department, Roy Schaefer, Chairperson
 Engineering and Surveying Department, Janelle Fortner
 Engineering and Surveying Department, Wastewater, Ed Wydra
 Department of Public Works, Transportation
 Environmental Health Services, Grant Miller
 Air Pollution Control District, Brent Backus
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Vance Kimbrell
 Placer County Fire / CDF, Bob Eicholtz

Signature_____ Date_____

Gina Langford, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603.

County Documents	<input checked="" type="checkbox"/> Community Plan	
	<input type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Department	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey

		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/> _____